S	<u>Γ</u> Α	ΤE	Ol	F DELAWARE FORM APPROVED 08/10/00 by DELAWARE REAL ESTATE COMMISSION
				SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT
		,	Sell	er (s) Name
				perty Address
				roximate Age of Building(s) Date Purchased
		_	-FF	Please complete the following form in its entirety.
D	elav	var	re L	aw Chapter 25, Title 6, requires a Seller of residential property improved by dwelling units for 1-4 families to
				vriting all material defects of the property that are known at the time the property is offered for sale or that are
				to the time of final settlement. The disclosure must be made on this form approved by the Delaware Real Estate
		_		and shall be updated as necessary for any material changes occurring in the property before final settlement. This
				be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This report signed by
				eller shall become a part of the purchase agreement. This report is a good faith effort by the Seller to make the
	-			required by Delaware law not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller
				the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The
				ot hold the Seller or Real Estate Agent responsible for defects in the property disclosed in this report; defects
	•			
				an update of this report prior to settlement, provided Seller has complied with the Agreement of Sale; or defects
				after settlement.
<u> </u>			knov	
		П		Does Seller currently occupy this property? If not, how long has it been since Seller occupied the property?
				Is the property encumbered by a lease, option to purchase, or first right of refusal?
			٥.	If the property is leased, have all necessary permits/licenses been obtained?
<u> </u>		_		II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS
				Is the property subject to any Deed Restrictions?
				Is the property subject to any private or public architectural review control other than building codes?
				Is the property part of a condominium or other common ownership?
				Is there a Homeowners Association, Civic Association, or Maintenance Corporation? (Circle all that apply)
			ð. 0	If so, are there any fees, dues, assessments or bonds involved? If "Yes", how much? — — — — — — mandatory — voluntary Are there any unpaid assessments?
				Have you received notice of any new or proposed increases in fees, dues, assessments or bonds?
				Is there any condition or claim which may result in an increase in assessments or fees?
_				Name of Association/Representative: Phone#
			12.	III. TITLE/ZONING INFORMATION
		•	13	Is your property owned in fee simple, leasehold, cooperative? (Check One)
				Are there any right-of way, easements or similar matters that may affect the property?
				Are there any shared maintenance agreements affecting this property?
			16.	Are there any zoning violations, non-conforming uses, or set-back violations?
				IV. MISCELLANEOUS
\Box	П	П	17	Have you received notice from any local, state or federal agencies requiring repairs, alterations or corrections of any existing
	_	_		conditions?
			18.	Is there any existing or threatened legal action affecting this property?
				Are there any violations of local, state or federal laws or regulations relating to this property?
				Is there anything else you should disclose to a prospective buyer because it may materially and adversely affect the property,
				e.g., zoning changes, road changes, proposed utility changes, threat of condemnation, noise, bright lights, or other nuisance, etc.?
			21.	Are all the exterior door locks in the house in working condition?
				Will keys be provided for each lock?
				Have you had, or do you now have, any animals (pets) in the house?
				Is there or has there ever been a swimming pool, hot tub, spa or whirlpool on the property? (Circle all that apply)
				If "Yes", are there any defects in such systems?
			26.	If there is a pool, does it conform to all local ordinances? Page 1 of 5 PROPDISFRM00

____Municipal (Check One)

INITIAL ____

27. What is the type of Trash Disposal? Private

Ye	s No	Unknov	vn IV. MISCELLANEOUS (Continued)
			The cost of repairing and paving the streets adjacent to the property is paid for by (check one)
			the property owner(s), estimated fees: \$
			Delaware Department of Transportation or the State of Delaware.
			Unknown
			Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code § 2578)
		□ 29.	Is off street parking available for this property? If "Yes," number of spaces available:
			V. ENVIRONMENTAL HAZARDS
		□ 30.	Are there now or have there been any underground storage tanks (UST) in the property? (e.g., heating fuel, propane, septic)
			If "Yes" indicate location:
		□ 31.	Is urea-formaldehyde foam insulation present?
		□ 32.	Are asbestos-containing materials present?
		□ 33.	Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil)
		□ 34.	Has the property been tested for radon gas or any other toxic or hazardous substances? (Attach copy of each test report, if
_			available.)
L			VI. LAND (SOILS, DRAINAGE AND BOUNDARIES)
			Is there any fill soil or other fill material on the property?
. 🗆		□ 36.	Are there any sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred
			on the property or in the immediate neighborhood?
	_		Is any part of the property located in a flood zone or considered a wetlands area?
			Are there any drainage or flood problems affecting the property?
			Do you currently carry flood insurance?
			Does the property have standing water in front, rear or side yard more than 48 hours after a heavy rain?
			Are there encroachments or boundary line disputes affecting the property?
			Are there any tax ditches crossing or bordering the property?
			Has the property ever been surveyed? Are the boundaries of the property marked in any way?
ĭ	<u> </u>	<u> </u>	VII. STRUCTURAL ITEMS
		□ 45	Have you made any additions or structural changes?
			If "Yes" was all work done with all necessary permits and approvals in compliance with building codes?
			Is there any movement, shifting, or other problem with walls or foundations?
			Has the property or improvements thereon ever been damaged by fire, smoke, wind, or flood?
			Was the structure moved to this site? Double Wide Modular Other:
			Was fire retardant plywood used in the construction?
			Is there any past or present water leakage in the house?
		□ 52.	Are there any problems with driveways, walkways, patios, or retaining walls on the property?
		□ 53.	Are there any repairs or other attempts to control the cause or effect of any problem described above?
		54	Is there insulation in:
			The ceiling/attic?
			The exterior walls?
			Other places?
			What type(s) of insulation does your property have?
			VIII. TERMITES, DRYROT, PESTS
			Is there or has there been any infestation by termites or other wood destroying insects?
			Is there or has there been any damage to the property caused by termites, other wood destroying insects, pests or dryrot?
			Is your property currently under warranty or other coverage by a professional pest control company?
_	_		If "Yes" name of exterminating company:
屵		□ 58.	Have there been any termite/pest control inspections or treatments for the property?
Ļ			IX. BASEMENT AND CRAWL SPACES (Complete only if applicable)
			Does the property have a sump pump? If "Yes" where does it drain?
			Is there any water leakage, accumulation, or dampness within the basement or crawlspace?
			Have there been any repairs or other attempts to control any water or dampness problem in the basement or crawlspace?
\vdash		□ 62.	Are there any cracks or bulges in the floor or foundation walls?
L			X. ROOF
			Date last surface installed, if known:
_	_		How many layers of roof material are there (e.g., new shingles over old shingles)?
			Are there any problems with the roof, flashing, or rain gutters? If repaired under your ownership, please explain on last sheet.
			If under warranty, is warranty transferable? Page 2 of 5 PROPDISFRM00
		⊔ 0/.	Where do your gutters drain? Surface Drywell Storm Sewers Unknown INITIAL

Yes No Unknown XI. PLUMBING-RELATED ITEMS												
		□ 68.	What is your drinking wa	ter source	€?							
			What type of plumbing (on, PVC poly	butyle	ene, galvanized) is	in the building	;?		
				water sur			-	2- drainage		,		
		□ 70.	Have there been any add			he original ser	rvice?	0				
			If any, was the work done									
			If your drinking water is				r last t	tested and what we	re the results o	of the te	est?	
			When was well installed?									
	П	□ 74.	Is there a water treatment	system?	If "Yes"	Leased		Owned (Check O	ne)			
_	_	□ 75	What is the type of sewag	e system	?	Public Sewer		Community Sewe	er Sent	ic Tanl	k	Cesspool
		□ 76	If septic, type:Grav	ritv Fed	Cap	ning Fill	LPP	Mound	Holding Tar	nk	Othe	r:
			TT TT			10						••
	П	□ 78	When was septic tank or Has a soil/site evaluation	ever hee	n done? I	f"Yes" when	?	Res	nilts?			
		□ 70.	Are there any leaks, back	une or of	her probl	ems relating to		of the plumbing w	ater and sewas	re relat	ed item	9
			Are there any shut off, di									101
				ctric	Fuel		ander Fas	_	wer talks on p	лорог	<i>y</i> .	
г		01.	Water HeaterEic									
L		- OO	TT7 . 1 . 1					NDITIONING				
			What is the type of heating					, gas not water or b	aseboard, etc.,)		
_			Age of furnace:					1				
Ц	Ш		Are there any contractual	_		-		-				
			What is the type of Air C									
_			Age of Air Conditioning									
			Have there been any add			_	rvices'.	!				
			If "Yes" was work done									
╚		□ 89.	Are there any problems v	vith the he								
					XIII.	ELECTRIC	AL S	YSTEM				
			What type of wiring (cop									
		□ 91.	What amp service does it	have? _	60	_100150)	200Other:		Circui	t Break	ersFuse
		□ 92.	Does it have any 220 vol	t circuits?	•							
		□ 93.	Do fuses blow or circuit			two or more a	pplian	ices are being used	at the same ti	me?		
			Do fuses blow or circuit Have there been any add	breakers t	rip when		ppliar	nces are being used	at the same ti	me?		
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		□ 94. □ 95.	Have there been any add	breakers t itions to the by a licer	rip when he origina nsed elect	l service? rician?		_	at the same tin	me?		
		□ 94. □ 95.	Have there been any add: If "Yes", was work done	oreakers to to to by a licer to the second t	rip when he origina ised elect fixtures or	ll service? rician? electrical out	lets in	need of repair?		me?		
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AV. IVIAJ	OR APPLIAN	NCES	AND OTH	ER ITEMS (Contir	nued)
(B) Are you aware of any problems affecting	these areas?				
(1) Ceilings	YES	NO	N/A		
(2) Exterior and Interior Wal		NO	N/A		
(3) Floors	YES	NO	N/A		
(4) Windows	YES	NO	N/A		
(5) Patios/Decks/Porches	YES	NO	N/A		
If you have indicated there is please Are any Additional Sheets Attac	provide a d	letail	ed explan	e preceding item ation on Page 5.	
		VV			
<u> </u>	CKNOWLE				
Seller has provided the information belief, complete, true and a		n this 1	report. Thi	is information is to	the best of Seller's knowledge and
than those set forth in this Seller does hereby indemnify and l	ssed with any report. nold harmless t of any third g Broker, if an	Real s any I l-party ny, is/s	Estate Age Real Estate reliance of are hereby	Agents involved in the disclosures cauthorized to furni	ved in the sale of this property other n the sale of this property from any ontained herein or on any subsequent
	ATE			•	DATE
Date the Contents of this Docum	ent were las	t upda	_		
<u>A</u>	CKNOWL	E DG	MENT O	F BUYER	
I am relying upon the above report	and statemer	ıts wit	hin the sal	es contract as repre	esentative of the condition of
property, and not relying u	pon any othe	r info	rmation ab	out the property.	
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I have carefully inspected the property.	erty. Tackno	wieug	c that 1 igo.	nts are not experts	at detecting or repairing
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If you have indicated there is a problem with any of the preceding items, please provide a detailed explanation below.					
Question #	Additional information:				
					
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